

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

DOC# 9733993

ANNEXATION DECLARATION FOR BRADFORD PARK, SECTION 3A

This Annexation Declaration is made the 10th day of July, 1997, by KAUFMAN AND BROAD OF TEXAS, LTD., d/b/a KAUFMAN AND BROAD OF AUSTIN, hereinafter sometimes referred to as "Developer" and/or "Declarant".

1. **Authority.** By virtue of the provisions of Article 19 of that certain Declaration of Restrictions for Bradford Park, Section One (the "Declaration") filed under Document Number 9705606 in the Official Records of Real Property of Williamson County, Texas, to which recorded instrument reference is hereby made for all purposes, Declarant reserved the right and authority to annex additional property to the Properties described therein, which additional property is described as all those lots in Bradford Park, Section 3A, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet O at Slides 257 & 258 in the Official Public Records of Williamson County, Texas. Kaufman And Broad Of Texas, Ltd., is the owner of Bradford Park, Section 3A, which subdivision was a part of the original development plan. Kaufman And Broad Of Texas, Ltd., as Successor Developer/Declarant ("Declarant") in exercise of the powers of annexation as provided in Article 19 of the Declaration duly executes this Annexation Declaration.
2. **Annexation.** Declarant, who is owner in fee simple absolute of the lots above referenced, and the buildings and all other improvements constructed or installed thereon, together with all easements, rights and appurtenances belonging thereto, hereby submits said lands, buildings and improvements to the covenants, restrictions, limitations, conditions and uses set forth in said Declaration, which are hereby adopted by reference, as well as to the terms, provisions and requirements of the Articles of Incorporation and Bylaws of Owners Association Of Bradford Park, Inc.
3. **Effective Date.** This Annexation Declaration shall be effective upon the date of its recordation in the Official Public Records of Real Property of Williamson County, Texas. Owners of Lots in the areas so annexed shall, upon such effective date, become "Owners" within the meaning of such term as set out in the Declaration, and shall be fully responsible for the annual and special assessments and charges as set out therein; and, such Owners shall be deemed to have covenanted and agreed to pay the aforesaid assessments and charges and shall become members of Owners Association Of Bradford Park, Inc. upon acceptance of a conveyance or other transfer of title to such Lots. On such effective date of this Annexation Declaration, Owners Association Of Bradford Park, Inc. shall assume full responsibility for the maintenance of all annexed property in accordance with the terms of the Declaration.

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OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

EXECUTED on the date first set forth above.

DECLARANT:

KAUFMAN AND BROAD OF TEXAS, LTD., a Texas limited partnership
d/b/a KAUFMAN AND BROAD OF AUSTIN

By: KBSA, INC., a Texas corporation
General Partner

By: *Gary W. Gentz*
Name: GARY W. GENTZ
Title: Vice President

STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared GARY W. GENTZ, Vice President of KBSA, INC., a Texas corporation, as General Partner of KAUFMAN AND BROAD OF TEXAS, LTD., a Texas limited partnership, d/b/a KAUFMAN AND BROAD OF AUSTIN, on behalf of said partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 15th day of July, 1997.



Terri L. Horn
Notary Public, State of Texas

Doc# 9733993
Pages: 2
Date : 07-30-1997
Time : 08:53:02 A.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 11.00

After recording return to:
KAUFMAN AND BROAD
ATTN: LEGAL DEPARTMENT
P. O. Box 5250
San Antonio, Texas 78201

AFTER RECORDING RETURN TO:
SAN ANTONIO TITLE COMPANY
JOE RIOS, VICE PRESIDENT
4715 FREDERICKSBURG ROAD, SUITE 520
SAN ANTONIO, TEXAS 78229

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① S.A. Title